

2021-010945
Klamath County, Oregon



00283874202100109450020021

07/15/2021 11:10:38 AM

Fee: \$87.00

After Recording Return To:

Megan Mangels
3232 Paramount Street
Klamath Falls, OR 97603

Until a change is requested

all tax statements shall be sent to:

Megan Mangels
3232 Paramount Street
Klamath Falls, OR 97603

Grantor:

Megan Mangels, Personal Representative of the
Estate of Philip Dean Mangels
3232 Paramount Street
Klamath Falls, OR 97603

Grantees:

Megan Mangels
3232 Paramount Street
Klamath Falls, OR 97603

Joshua Mangels
#6 Shaw Wood Road
Pembroke HM01, Bermuda

Consideration: \$0.00 (inheritance)

PERSONAL REPRESENTATIVE'S DEED

Megan Mangels, Personal Representative of the Estate of Philip Dean Mangels, deceased, Grantor, conveys Grantor's interest in the following described real property commonly known as 5406 American Avenue, Klamath Falls, OR 97603, to Megan Mangels and Joshua Mangels Grantees:

**LOT 1, BLOCK 3 OF TRACT 1096, AMERICANA, ACCORDING TO THE OFFICAL
PLAT THEREOF ON FILE IN THE OFFICE OF THE COUNTY CLERK OF
DLAMATH COUNTY, OREGON.**

KEY NO: 574890


3909-014DA-3800-000

Subject to covenants, conditions, restrictions and/or easements, if any, affecting title, which may appear in the public record, included those shown on any recorded plat or survey.

The true and actual consideration for this conveyance is \$0.00 (inheritance).

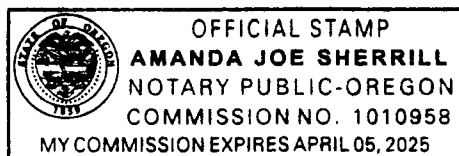
IN WITNESS WHEREOF, the Grantor has executed this instrument this 15 day of July, 2021.

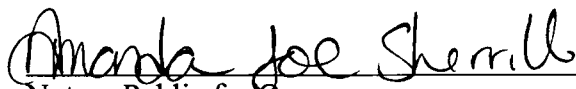
BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010. THIS INSTRUMENT DOES NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY THAT THE UNIT OF LAND BEING TRANSFERRED IS A LAWFULLY ESTABLISHED LOT OR PARCEL, AS DEFINED IN ORS 92.010 OR 215.010, TO VERIFY THE APPROVED USES OF THE LOT OR PARCEL, TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES, AS DEFINED IN ORS 30.930, AND TO INQUIRE ABOUT THE RIGHTS OF NEIGHBORING PROPERTY OWNERS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010.


Megan Mangels, Personal Representative
Of the Estate of Philip Dean Mangels, deceased

STATE OF OREGON)
) ss.
County of Klamath)

This instrument was acknowledged before me on July 15, 2021 by Megan Mangels, Personal Representative of the Estate of Philip Dean Mangels, deceased, as Grantor.




Notary Public for Oregon
My Commission Expires: April 05 2025